

ORDINANCE NO. 2025-12

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN, TO CHANGE THE FUTURE LAND USE DESIGNATION OF SIXTEEN PARCELS OF LAND TOTALING APPROXIMATELY 9.7541 ACRES, LOCATED AT 6561, 6571, 6523, 6563 CHICKASAW RD AND 3476, 3406, 3384, 3381, 3395, 3409, 3423, 3437, 3451, 3465, 3479, 3493 AND WRY RD FROM A PALM BEACH COUNTY (PBC) LOW RESIDENTIAL, 3 UNITS PER ACRE LR-3 TO THE CITY OF GREENACRES RESIDENTIAL LOW DENSITY (RS-LD) LAND USE DESIGNATION, AS REQUESTED BY CITY OF GREENACRES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE (FDOC); PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Greenacres, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, has prepared and adopted a Comprehensive Plan which has been certified by the State of Florida; and

WHEREAS, the City of Greenacres is herein known as the "Applicant" for the herein described properties; and

WHEREAS, the applicant is requesting to change the City of Greenacres Future Land Use Map from a Palm Beach County (PBC) Low Residential, 3 units per acre LR-3 to the City of Residential Low Density (RS-LD) land use designation; and

WHEREAS, the Local Planning Agency for the City of Greenacres has held a duly advertised public hearing on June 12, 2025, and has recommended approval of CPA-25-01 to amend the Comprehensive Plan, Future Land Use Element's Future Land Use Map; and;

WHEREAS, the City Council of the City of Greenacres has conducted a duly advertised public hearing to receive comments on CPA-25-01 concerning the proposed amendment to the

Ordinance No. 2025-12 | Chickasaw and Wry Road Properties

Page No. 2

Comprehensive Plan and has considered all comments received as required by state law and local ordinance; and

WHEREAS, the City Council finds that the proposed amendment to the City's Comprehensive Plan is consistent with the City's goals and objectives in the Comprehensive Plan and is in the best interest of the citizens of the City of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

Section 1. Recitals The foregoing recitals are incorporated into this Ordinance as true and correct finds of the City Council of the City of Greenacres.

Section 2. Future Land Use Map Designation

The Future Land Use Map in the City's Comprehensive Plan is hereby amended to change the designation of the sixteen (16) subject properties from a Palm Beach County (PBC) Low Residential, 3 units per acre LR-3 to the City of Residential Low Density (RS-LD) land use designation for the Property, which are legally described as follows:

Legal Description

PCN: 00-42-43-27-05-022-0404

Parcel 1

PALM BEACH FARMS CO PLAT NO 3 W 140 FT OF S 100 FT OF TRACT 40 BLK 22

PCN: 00-42-43-27-05-022-0391

Parcel 2

PALM BEACH FARMS CO PL 3 S 85 FT OF TR 39 /LESS W 160 FT/ BLK 22

PCN: 00-42-43-27-05-022-0394

Parcel 3

PALM BEACH FARMS CO PL 3 W 160 FT OF S 85 FT OF TR 39 BLK 22

PCN: 00-42-43-27-05-022-0392

Parcel 4

PALM BEACH FARMS CO PL 3 N 245 FT OF S 330 FT OF TR 39 BLK 22

PCN: 00-42-43-27-05-022-0393

Ordinance No. 2025-12 | Chickasaw and Wry Road Properties

Page No. 3

Parcel 5

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

PCN: 00-42-43-27-05-022-0395

Parcel 6

PALM BEACH FARMS CO PLAT NO 3 N 100 FT OF TR 39 BLK 22

PCN: 00-42-44-22-14-000-0090

Parcel 7

CHICKASAW MANOR UNIT 2 LOT 9

PCN: 00-42-44-22-14-000-0080

Parcel 8

CHICKASAW MANOR UNIT 2 LOT 8

PCN: 00-42-44-22-14-000-0070

Parcel 9

CHICKASAW MANOR UNIT 2 LOT 7

PCN: 00-42-44-22-14-000-0060

Parcel 10

CHICKASAW MANOR UNIT 2 LT 6

PCN: 00-42-44-22-14-000-0050

Parcel 11

CHICKASAW MANOR UNIT 2 LOT 5

PCN: 00-42-44-22-14-000-0040

Parcel 12

CHICKASAW MANOR UNIT 2 LOT 4

PCN: 00-42-44-22-14-000-0030

Parcel 13

CHICKASAW MANOR UNIT 2 LOT 3

PCN: 00-42-44-22-14-000-0020

Parcel 14

CHICKASAW MANOR UNIT 2 LOT 2

PCN: 00-42-44-22-14-000-0010

Parcel 15

CHICKASAW MANOR UNIT 2 LOT 1

PCN: 00-42-43-27-05-022-0370

Parcel 16

PALM BEACH FARMS CO PL NO 3 S 295 FT OF E 56.37 FT OF TR 37 & S 295 FT OF W 1/2 TR 38 BLK 22

AND:

The right-of-way adjacent thereto.

CONTAINING A TOTAL OF 9.7541 ACRES MORE OR LESS.

Section 3. Authorization to Make Changes.

The Planning, GIS, and Engineering Division is authorized to make the necessary Future Land Use map change to the Comprehensive Plan to reflect the change authorized by this Ordinance.

Section 4. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Severability

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Transmittal to the FDOC.

The Planning, GIS and Engineering Division shall send copies of this Ordinance, all supporting documentation and the future land use map amendment to the Treasure Coast Regional Planning Council (TCRPC) and the State Land Planning Agency, the Florida Department of Commerce (FDOC).

Section 7. Inclusion in the Comprehensive Plan.

It is the intention of the City Council, entered as hereby ordained, that the Comprehensive Plan of the City of Greenacres, Florida, shall be amended to include the amendment to the Future Land Use Map as stated herein.

Section 8. Effective Date

The effective date of this Comprehensive Plan amendment shall be thirty-one (31) days following the adoption of this Ordinance in accordance with the provisions of Chapter 163.3187(5)(c), Florida Statutes.

Passed on the first reading this 21st day of July, 2025.

PASSED AND ADOPTED on the second reading this DD day of August, 2025.

Chuck Shaw, Mayor

Attest:

Quintella Moorer, City Clerk

Voted:
Susy Diaz, Deputy Mayor

Voted:
John Tharpe, Council Member, *District I*

Voted:
Peter Noble, Council Member, *District II*

Voted:
Judith Dugo, Council Member, *District III*

Voted:
Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney

